

Mapleton  
 Name: COWDEN, DEREK ALLEN

**Valuation Report**

08/01/2019

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Map/Lot: 001-058

Account: 135 Card: 1 of 1

Location: 245 GRENDALL RD

Neighborhood 5 11000 schedule

Zoning/Use Residential-Farm  
 Topography RollingAbove Street  
 Utilities Dug WellSeptic System  
 Street Paved

1

Reference 1 B2950P253

Reference 2

Tran/Land/Bldg 1 1 1

FLOOD MAP & 11C SHORELAND ZONE 0

Exemption(s) Land Schedule 5

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	12,360.00	12,360	100%		12,360
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
0.25	Acres-Secondary 2	700.00	175	100%		175
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 2.25						Land Total 21,535

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	480 Sqft	Grade D 90	Base	39,721
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp 1/2 Bmt	Basement	-954
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Typical	Typical	Average	Typical	38,767
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None			None	79%	100% 100%	30,626

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	312	B 100	2,434	Avq.	79%	100%	100%	1,923
Frame Shed	1953			----- S O U N D V A L U E -----				200	
One Story Frame	1990	80	D 90	4,873	Avq.	79%	100%	100%	3,850
One Story Frame	1990	240	D 90	11,163	Avq.	79%	100%	100%	8,819
800 SFLA		Field1							Outbuilding Total 14,792

**Acpt Land** 21,500 **Accepted Bldg** 45,400 **Total** 66,900

1SFr/conc wall

